

SFUND RECORDS CTR
2158426

In consideration of the sum of \$10, receipt of which is hereby acknowledged, Hughes-Mitchell Processors, Incorporated, a corporation, hereby grants to Stuffer Chemical Company, a corporation, the real property in the County of Los Angeles, State of California, described as follows: Parcel 1. That portion of the 639.07 acre tract allotted to Mendelups Merceline Domigues by final decree of partition of a part of the Rancho San Pedro had in Case No. 3284 of the Superior Court, in the City of Los Angeles, County of Los Angeles, State of California, more particularly bounded and described as follows, to wit: Beginning at the point of intersection of the Westerly line of the 80 ft right of way of the Pacific Electric Railway Company lying Westerly of and contiguous to Hornerdale Avenue, 88 ft in width, with a line parallel with and distant 780 ft Northerly measured at right angles, from the Northerly prolongation of the Northerly line of Lot 9 in Block 78 of Tract No. 6283, as per map recorded in Book 58 Pages 50 to 55 both inclusive of Maps; thence South 0° 03' 00" East along said Westerly right of way line, a distance of 830.31 ft to a point; thence Southwesterly along the Northwesterly line of the right of the Pacific Electric Railway Company, the same being a curve concave to the Northwest and having a radius of 730.48 ft a distance of 422.09 ft, measured along the arc of said curve to a point in a line parallel with and distant 20 ft Northerly, measured at right angles, from said Northerly prolongation of the Northerly line of said Lot 9, in Block 78; thence North 09° 58' 51" East and parallel with said Northerly line of Lot 9, a distance of 932.78 ft to a point; thence North 0° 03' 00" East a distance of 950 ft to a point; thence South 09° 58' 51" East a distance of 1050 ft to the point of beginning; EXCEPTING AND RESERVING, however, to the grantor all buildings and improvements located upon the above described land other than the following:

1. All fences (including gates), roads and walls located on said land;
2. The gate house located near the Northwest corner of said land;
3. All covers, underground pipes and fire hydrants located on said land;
4. All railroad tracks located on said land, together with the 100-ton capacity Fairbanks-Morse railroad track scale located on said land;
5. Contact sulphuric acid plant located on said land, together with four storage tanks located on the Westerly side of said plant and the tanks and equipment located on the Northerly side of said plant;
6. The maintenance building or machine shop located on said land;
7. The building known as the "g" building located near the Westerly boundary of said land, the Westerly wall of which is approximately 70 ft. East of the railroad track hopper referred to in the following paragraph;

8. The railroad track hopper, plate feeder, screw conveyor and two motors located near the ore bins at the railroad tracks near the Westerly boundary of said land;

9. The elevator located at the ore bins referred to in the preceding paragraph.

Parcel 2. An assessment for sewage purposes over and within the following described 5 ft. strips, to wit: Three portions of the 639.07 acre tract allotted to Mendelups Merceline Domigues by final decree of partition of a part of Rancho San Pedro had in Case No. 3284 of the Superior Court, partly in the City of Torrance and partly in the City of Los Angeles, County of Los Angeles, State of California, more particularly described as follows, to wit: A strip of land 5 ft in width, extending from a line parallel with and distant 1100 ft Westerly, measured at right angles from the Westerly line of Hornerdale Avenue, 88 ft in width, to the Westerly line of Western Avenue, and lying Northerly of and contiguous to a line parallel with and distant 30 ft Northerly, measured at right angles, from the Northerly boundary of tract No. 6283, as per map recorded in Book 58 Pages 50 to 55 both inclusive of Maps in the office of the County Recorder of said County; also a strip of land 5 ft in width, extending from the Westerly line of Western Avenue, to a line parallel with and distant 10 ft Westerly, measured at right angles, from the Northerly prolongation of the Westerly line of Lot 11 of tract No. 6283, as per map recorded in Book 58 Pages 2 and 3 of Maps in the office of the County Recorder of said County, and lying Northerly of and contiguous to a line parallel with and distant 20 ft Northerly, measured at right angles from the Northerly line of said Lot 11, and the Northerly and Westerly prolongations thereof.

SUBJECT TO: 1. Second installment of general and special County and City taxes 1948-49, a lien not yet delinquent.

2. Assessments for existing pipe lines and right to operate and renew said pipe lines, together with other rights necessary to the convenient use of an 8 acre parcel of

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EXH. 6
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land under an oil lease recorded in Book 273 Page 300, Official Records, reserved by
Chandler-Casfield Midway Oil Company, in Deed recorded in Book 4713 Page 241, Official
Records. 3. An easement for the purpose of constructing and maintaining a pipe line
and water distribution system upon, over, under and across said land as granted to
Bolingus Water Company by Deed recorded in Book 1215 Page 282, Official Records.

4. Covenants, conditions and restrictions affecting Parcel 2, imposed by the deed
from Domingus Estate Company, recorded in Book 15247 Page 260, Official Records.

Dated: January 15, 1943.

(SEAL)

HUGHES-MITCHELL PROCESSSES, INCORPORATED
by L. D. Zorn, President
and C. R. Dunn, Secretary

STATE OF ILLINOIS, COUNTY OF COOK: On this 15 day of January, 1943, before me,
the undersigned, a Notary Public in and for said County and State, residing therein, duly
commissioned and sworn, personally appeared L. D. Zorn, known to me to be the President,
and C. R. Dunn, known to me to be the Secretary, of HUGHES-MITCHELL PROCESSSES, INCORPORATED,
the corporation that executed the within instrument, and known to me to be the persons who
executed the within instrument on behalf of the corporation therein named, and acknowl-
edged to me that such corporation executed the same.

WITNESS my hand and official seal.

Rose Sherman, Notary Public

in and for said County and State.

STATE OF ILLINOIS, COOK COUNTY, 1943. I, MICHAEL S. MLYNN, County Clerk of the County of
Cook, do hereby certify that I am the lawful custodian of the official records of
Notaries Public of said County, and as such officer am duly authorized to issue certifi-
cates of magistracy, that Rose Sherman whose name is subscribed to the proof of acknowledgment
of the annexed instrument in writing, was, at the time of taking such proof of ac-
knowledgment, a Notary Public in and for Cook County, duly commissioned, sworn and acting
as such and authorized to take acknowledgments and proofs of deeds or conveyances of lands,
tenements or hereditaments, in said State of Illinois, and to administer oaths; all of
which appears from the records and files in my office; that I am well acquainted with the
handwriting of said Notary and verily believe that the signature to the said proof of
acknowledgment is genuine.

In Testimony Whereof I have hereunto set my hand and affixed the seal of the County
of Cook at my office in the City of Chicago, in the said County, this 15 day of Jan., 1943.

(SEAL)

Michael S. Flynn, County Clerk

#40. Copy of original recorded at request of Title Insurance & Trust Co., Jan. 15, 1943,
8:30 A.M. Copyist #28, Composed, Name R. Peatty, County Recorder,
#150-15 - N.

By E. Hansen (55)

Doeby

9-8-7-2-3. \$15.00 Canceled.

TRUSTEE'S DEED

THIS INVENTORY Note this 8th day of December, 1942, Between CALIFORNIA TRUST COMPANY,
a corporation, organized under the laws of the State of California, having its principal
place of business in the City of and County of Los Angeles, State of California, first
party, Trustee as hereinbefore stated, and CALIFORNIA BANK, a corporation second party

WITNESSETH: WHEREAS, by a certain Deed of Trust, dated July 20th, 1939, recorded
August 2, 1939 in Book 16796, at Page 174 of Official Records, in the office of the County
Recorder of Los Angeles County, California, xxxx and recorded August 2, 1939 in Vol. 208,
page 107 of Official Records, in the office of the County Recorder of Ventura County,
California, executed by HERBERT REYNOLDS, as Executor of the Last Will of George W. Reynolds,
deceased Trustor, to CALIFORNIA TRUST COMPANY, a corporation, trustee, and CALIFORNIA BANK,
a corporation Beneficiary, said Trustor did grant and convey the property hereinafter de-
scribed to CALIFORNIA TRUST COMPANY, a corporation, as Trustee, for the uses, purposes and
trusts setout in said Deed of Trust, to-wit: among other things, to secure the payment of
one certain promissory note and interest, according to the terms thereof, executed by said
Trustor, and made due and payable to said Beneficiary, and also to secure the payment of
other sums of money advanced, and interest thereon, according to the terms set forth in
said Deed of Trust; and WHEREAS, said Deed of Trust provides that should a breach
or default be made in the performance of any obligation for which said Deed of Trust is
securing, then the holder or holders of the indebtedness mentioned as secured thereby
may declare all sums secured thereby immediately due and payable, and shall execute and
deliver to the Trustee the evidence of the indebtedness secured thereby and a written

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HUGHES-MITCHELL PROCESSES STAUFFER CHEMICAL
INCORPORATED, COMPANY

BED

1-15-43

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PAR 1; THAT POR OF 639.07 AC TRACT ALLOTTED TO
GUADALUPE MARCELINA DOMINGUEZ BY FINAL DEC OF
PARTITION OF PART OF RO SAN PEDRO HAD IN CASE NO 9254 OF
SC LA CO AND CY- DAF;

BEGING AT PNT OF INTERSEC OF ELY LN OF 50 FT R/W OF PACIFIC
ELEC RLY CO LYING ELY OF AND CONTIGUOUS TO MORNARDIE AVE,
66 FT IN WIDTH WITH A LN PARLL WITH AND DIST 780 FT ELY MEAS
AT RT ANGLES FR ELY PROLONG OF ELY LN OF LT 9 IN BLK T2 OF
TR 4983 AS IN 58/80 MPS. TH 8 0°03'00" E ALG SC ELY R/W LN,
A DIST OF 350.31 FT TO A PNT; TH 89°59'51" W A DIST OF RT OF
PAC ELEC RLY CO, SAME BEING CURVE CONC TO RT HAVING A RADIUS
OF 739.49 FT A DIST OF 422.09 FT MEAS ALG ARC OF 80 CURVE
TO A PNT IN A LN PARLL WITH AND DIST 90 FT ELY MEAS AT RT
ANGLES, FR SD ELY PROLONG OF ELY LN OF LT 9 BLK T2;
(CONT'D #1)

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(CONT'D #2)

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BED

TH N 89°59'51" W AND PARLL WITH 80 ELY LN OF LT 9
A DIST OF 932.76 FT TO A PNT; TH N 0°03'00" W A DIST
OF 750 FT TO A PNT; TH S 89°59'51" E A DIST OF 1050 FT TO
POB

EXC AND RESERV ALL BLDGS AND IMPROV; SEWERS, UNDERGROUND
PIPES, RR TRACKS; *excuse* ELEVATOR;

PARCEL 2; *except* FOR SEWAGE PURP OVER AND WITHIN FOLLOW
DESC 5 FT STRIPS TO WIT;

THOSE POR OF 639.07 AC TRACT ALLOTTED TO GUADALUPE MARCELINA
DOMINGUEZ BY FINAL DEC OF PARTITION OF PART OF RO SAN PEDRO
HAD IN CASE NO 9254 OF SC PTLY HAD IN CY OF TORRANCE AND PTLY
IN CY OF LA, DAF;

STRIP OF LD 5 FT WIDE EXTERDING FR A LN PARLL WITH AND DIST
1100 FT ELY MEAS AT RT ANGLES FR ELY LN OF MORNARDIE AVE, 66
FT WIDE TO ELY LN OF WESTERN AVE AND LYING ELY OF AND CONT-
IGUOUS TO A LN PARLL WITH AND DIST 90 FT ELY MEAS AT RT ANGLES
FR ELY BOUNDARY OF TR 4983 AS IN 58/80 MPS.

(CONT'D #2)

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